

**HISTORIC RESOURCES COMMISSION  
MEETING MINUTES  
Thursday, July 26, 2017  
5:00 p.m.  
50 W. Gay St. – First Floor - Conference Room ‘B’**

*[\*Note—The regular July 20<sup>th</sup> meeting was rescheduled due to the lack of quorum.]*

**Commissioners Present:** Steward Gibboney, Charles Rowan Clyde Henry, Dan Morgan.

**Commissioners Absent:** Abbie Stiers.

**City Staff Present:** Randy Black

- I.** CALL TO ORDER—5:06
- II.** NEXT BUSINESS MEETING—12:00 p.m., THURSDAY, August 10, 2017.
- III.** NEXT COMMISSION MEETING—THURSDAY, August 17, 2017.
- IV.** APPROVAL OF Thursday, June 15, 2017 MEETING MINUTES  
MOTION: Clark/Rowan (3-0-1) [Morgan] APPROVED
- V.** STAFF APPROVALS – The Historic Resources Commission hereby accepts all Staff Approved items into the formal record. Votes are as indicated with abstentions (if any) shown in brackets immediately following the specific application.  
MOTION: Rowan/Henry (4-0-0) ACCEPTED INTO THE PERMANENT RECORD

**STAFF RECOMMENDATIONS**

**1. 17-7-24**

**4795 Rustic Bridge Road**

**Old Beechwold Historic District**

**Corey Sickles (Applicant/Owner)**

*Following consultation with the Applicant/Owner and the presentation by the Historic Preservation Officer, the review of the proposed work, and subsequent discussion, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #17-7-24, 4795 Rustic Bridge Road, Old Beechwold Historic District, as submitted.

- Install new, eight foot wide by ten foot deep with six foot high side walls (8' W x 10' D x 6' H side walls) 'Val-U Plus Shed' in rear yard per work description and rear yard photo.
- Roof to be 25-year, three-tab shingle; 'charcoal grey'.
- Siding and trim to be painted to match the existing house colors; like-for-like.
- Fifty-four inch wide service opening with lockable double doors.

MOTION: Henry/Morgan (4-0-0) APPROVED

2. 17-7-25a & b

724 Oakwood Avenue

Old Oaks Historic District

EZ Home Buyers, LLC/Attn. : Steve Huber, Member (Applicant/Owner)

Rehabilitate the Property—Per Submitted Plans

Exterior Painting

Install New Windows

Install New Entry Doors

Install Wooden Privacy Fence

New Construction – Garage

Install New Rear Deck

*After the Staff Report by the Historic Preservation Officer and the presentation by the Applicant/Owner, the commissioners present reviewed the materials submitted, discussed the proposal, and the following represents a synopsis of their comments:*

Commissioner Henry—Satisfied with the garage except for “small detail issues”. Garage should have twelve inch (12”) eave overhang on all four (4) sides. Exterior light cut sheets needed for final approval prior to lighting installation. The home is a “simple” design and all rehabilitation should reflect the same simple aesthetic.

Commissioner Morgan—More information is needed regarding the rear deck/porch proposal.

Commissioner Rowan—The commissioners are being asked to approve a non-contributing rear porch treatment on a contributing, historic home.

*Following the discussion and review, Application #17-7-25 was separated into Items ‘a’ and ‘b’ for clarity of action. motions were made, votes taken, and results recorded as indicated.*

17-7-25a

Approve Application #17-7-25a, 724 Oakwood Avenue, Old Oaks Historic District, with all clarifications as indicated.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the house, as necessary. All replacement wood to be of exact same dimension and profile as the original wood siding and trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications.
- Paint colors for finish coat are per submitted Sherwin Williams Paints schedule: Main Body = “Wall Street” (SW7665), Primary Trim = “High Reflective White” (SW7757).

Install New Windows

- Install new Jeld Wen, 2500 Series, double-hung, wood windows throughout.

Install New Entry Doors

- Install new, all-wood, front entry door upon review and approval of the new door cut sheet. by the Historic Preservation Officer.
- Install new rear entry door upon review and approval of the new door cut sheet. by the Historic Preservation Officer.

Install Wooden Privacy Fence

- Install new, six foot high (6’H’), treated pine, board-on-board, wooden privacy fence, Model #N32849 in rear yard with thirty-six inch wide (36” W) gate per submitted site plan.

New Construction – Garage

- Construct new, twenty foot by twenty foot (20’ x 20’), frame garage per submitted plans and elevations.
- Install a new twenty foot by twenty foot (20’ x 20’) concrete parking pad at the rear of the new garage per

submitted site plan.

- Siding to be smooth vinyl with wood trim and soffits.
- Shingles to be Owens-Corning “Estate Gray” dimensional shingles with metal ridge roll painted ‘Tinner’s Red’ or ‘medium gray’ at owner’s option.
- **All eave overhangs to be twelve inches wide (12” W) on all four elevations with construction drawings revised to reflect same.**
- **Any/all exterior garage lighting cut sheets to be submitted to the Historic Preservation Officer for final review and approval.**
- **Overhead garage door and service door cut sheets to be submitted to the Historic Preservation Officer for final review and approval.**

17-7-25b

Install New Rear Deck

- Install new, fourteen foot by eighteen foot (14’ x 18’) deck on rear of home per submitted plans

Continue Application #17-7-25b, 724 Oakwood Avenue, Old Oaks Historic District, and direct the Historic Preservation Officer to place on the August 17, 2017 regular meeting agenda as a Holdover for further consideration.

MOTION: Morgan/Rowan (4-0-0) CONTINUED

### 3. 17-7-13b

**738 S. Champion Avenue**

**Old Oaks Historic District**

**New Life Development Group, LLC (Applicant/Owner)**

*Application #17-7-13, 738 S. Champion Avenue, Old Oaks Historic District, was separated into Item ‘a’ for Staff Approval (see below) Item ‘b’ for Staff Recommendation*

Construct a New Garage

- Build a new, two-car gar garage.
- New garage to have vinyl siding, steel doors, and dimensional shingles.

Repair the Main House Porch

- Remove the non-original, steel porch columns.
- Install new, six-inch by six-inch (6” x 6”), painted, wooden columns.

Replace Doors

- Remove the deteriorated front and side steel entry doors.
- Install new ‘Craftsman’ style fiberglass doors.

Replace Windows

- Remove all steel casement windows and install new, aluminum-clad, wood windows.

Repair Aluminum Siding & Trim

- Repair and/or replace all aluminum siding and trim, as necessary, per industry standards.
- Remove the aluminum siding and vents on the gable ends and install new cedar shake siding and paint all wood siding.

Install Basement Egress Windows

- Install new basement egress windows with Stonetex fiberglass window wells with clear covers.

*After the Staff Report by the Historic Preservation Officer and the presentation by the Applicant/Owner, the commissioners present reviewed the materials submitted, discussed the proposal, and the following represents a synopsis of their comments:*

Commissioner Morgan—Voiced concern for the new window treatment. Options need to be presented for the types of windows available that are closer in style and visual characteristics to the existing casement windows. Conventional double-hung units are not appropriate. Win Vent and Quaker offer casement replacement windows. Pella and Jeld-Wen both offer aluminum-clad windows that could work for appropriate replacement units Cedar shakes are not

appropriate for this style of home. The porch column size and style are important design elements.

Commissioner Henry—Agreed with Commissioner Morgan’s window assessment. Recommended “beefier” Columns—eight inches by eight inches (8” x 8”).

Commissioner Rowan—Recommended revising the rehabilitation plans to be more in keeping with the standards.

*Following the discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Continue Application #17-7-13b, 738 S. Champion Avenue, Old Oaks Historic District, and direct the Historic Preservation Officer to place on the August 17<sup>th</sup> Historic Resources Commission regular meeting agenda as a Holdover for further consideration.

MOTION: Rowan/Morgan (4-0-0) CONTINUED

## **HOLDOVERS**

### **4. 17-6-14**

**628 Oakwood Avenue**

**Old Oaks Historic District**

**CG Home Solutions, LLC/Cornelius Cummings (Applicant)**

**CG Home Solutions, LLC (Owner)**

*An Application with detailed work description and site plan has been submitted.*

New Construction - House

- Construct a new 2-story house

New Construction - Garage

- Construct a new 2-car garage

*After the Staff Report by the Historic Preservation Officer and the presentation by the project architect and the property owner, the Chair recognized the speaker request submitted.*

<b><u>Name, Address, Affiliation:</u></b>	<b><u>Issues/ Comments:</u></b>
Michael Herman 633 Linwood Avenue Old Oaks Civic Association	Guidelines for new infill are an important resource. Garage placement, setbacks, porch railing treatment, and scale of new residence are very important considerations for new residences in the Old Oaks Historic District. Door and window cutsheets are needed and should be indicated on the drawings.

*The commissioners present reviewed the materials submitted, discussed the proposal, and the following represents a synopsis of their comments:*

Commissioner Henry—Our charge is to determine if new infill fits in with the historic neighborhood scale, height, massing, setbacks, etc. The concept is circa 1910 which is not out of the time period of the district. “Is this the right building for this street?” Siting is an important consideration for new infill in an historic district. The case for appropriate infill requires looking at the style of the existing housing stock.

Commissioner Gibboney—The new residence appears “busy”. Consider front façade in brick. More info is needed On the other neighboring property styles and setbacks.

Commissioner Morgan—The stucco finish treatment is very important. Semi-smooth/brush finish is recommended. Trim should be wood or EIFS. The new garage needs to align with the neighboring garages.

Commissioner Rowan—Basic design feels like a ‘Craftsman’ design. Appears overly detailed. Brick is the predominant material on the neighboring residences. The double rear porch is a “nice feature, but not sure how it fits”.

*Following the discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Continue Application #17-6-14, 628 Oakwood Avenue, Old Oaks Historic District, and direct the Historic Preservation Officer to place on the August 17<sup>th</sup> Historic Resources Commission regular meeting agenda as a Holdover for further consideration.

MOTION: Morgan/Rowan (4-0-0) CONTINUED

## **VARIANCES**

### **5. 17-7-26a & b**

#### **2060 Tuller Street**

#### **Juliet Bullock Architects (Applicant)**

#### **Indianola Forest Historic District**

#### **True North Rentals (Owner)**

*Following the Historic Preservation Officer staff report, the presentation by the project architect, and the ensuing discussion with the commissioners present, the Application was separated into Items ‘a’ and ‘b’ for clarity of action, motions were made, and results recorded as indicated.*

#### 17-7-26a

Approve Application #17-7-26a, 2060 Tuller Street, Indianola Forest Historic District, as submitted.

#### Revised Remodeling Plan

- Eliminate the north dormer from the previously approved (i.e. C. of A. #17-4-26, approved 4/20/17) roof plan.
- All work to be as per revised plan reviewed and dated July 26, 2017.

MOTION: Henry/Morgan (4-0-0) APPROVED

#### 17-7-26b

The Historic Resources Commission recommends approval of the identified variances as enumerated in Application #17-7-26b, 2060 Tuller Street, Indianola Forest Historic District, as submitted.

#### Proposed Variances

3332.039 R-4 Residential district: Use variance to allow two separate dwelling units on a single lot.

3332.15 R-4 Area requirements to allow for two dwelling units on a lot of 2112.5 sf. in lieu of the 6000 sf required.

3332.19 Fronting: Existing rear dwelling does not front on public street.

3332.25 Maximum side yard for main and rear building.

3332.26(E) Minimum Side yard Permitted: To allow for existing 11 3/4” setback on south property line for West front building and 0’ on west and 5 3/4” on east for East rear building (3’ required for each property)

3332.27 Rear yard: To allow existing rear yard of 100 sf for the east building and 71 sf for the rear west building to remain in lieu of 528 sf or 25% required by code.

3312.49 To provide 0 parking spaces in lieu of four required. There are currently 0 parking spaces on site.

3372.541 Landscape Area and treatment to allow for .56 % or 12 sf (existing) to be landscaped rather than the 10% required by code.

3325.801 Maximum lot coverage. To allow for the existing lot coverage of 1351 sf or 63.9 % in lieu of the 25% or 528 sf required.

3325.805 To allow for FAR ratio of 1400 sf. or .66 in lieu of .4 or 845 sf required (existing is 1210 sq. ft.)

MOTION: Henry/Rowan (4-0-0) RECOMMEND APPROVAL

## **NEW APPLICATIONS**

### **6. 17-7-27**

**677 Oakwood Avenue**

**Julliet Bullock (Applicant)**

**Old Oaks Historic District**

**Eye Homes (Owner)**

*[Note: The proposed work was performed prior to review and approval and without a Building Permit.]*

*Following the Historic Preservation Officer staff report, the presentation by the project architect, and the ensuing discussion with the commissioners present, the Application was separated into Items 'a' and 'b' for clarity of action, motions were made, and results recorded as indicated.*

Approve Application #17-7-27, 677 Oakwood Avenue, Old Oaks Historic District, as submitted.

#### **Construct a Dormer**

- In order to accommodate the necessary stair headroom, add a new side elevation dormer per submitted drawings reviewed and approved July 26, 2017.
- **The Historic Resources Commission notes that all exterior work in each City of Columbus Historic District requires the issuance of a Certificate of Appropriateness prior to the issuance of a Building Permit.**

MOTION: Rowan/Morgan (4-0-0) APPROVED

### **7. 17-7-28**

**740-42 Oakwood Avenue**

**Blue Chip Development/Attn.: Derek Overcashier (Applicant/Owner)**

**Old Oaks Historic District**

*Following the Historic Preservation Officer staff report, the presentation by the Applicant and project foreman, and the ensuing discussion with the commissioners present, a motion was made, and results recorded as indicated.*

Approve Application #17-7-28, 740-42 Oakwood Avenue, Old Oaks Historic District, as submitted.

#### **Construct New Garage**

- Build new garage (similar to the approved garage at 745 Oakwood Avenue) per submitted plans and elevations.
- New garage to have an interior wall separation with separated overhead and service doors per submitted plans.
- Siding to be HardiPlank beveled lap siding with 5 ¼" exposure.
- Roof to be selected from the Approved Shingles List: Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate
		<input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- **Submit overhead and service door cutsheets to the H. P. Officer for final review and approval prior to installation.**

#### **Repair Front Porch**

- Make all necessary repairs to the front porch in accordance with all City Building and Preservation Codes and Standards with all new materials to match the existing historic materials and dimensions; like-for-like.
- Install new brick piers with matching wooden columns with measured drawing submitted to the H. P. Officer for final review and approval prior to constructing.

Install New Windows

- Install new, Jeld Wen, all-wood windows (i. e. interior & exterior).

Install New Roof

- Shingles to be selected from the Approved Shingles List (refer to the approved garage specifications).

Install Wooden Privacy Fence

- Install new wooden privacy fence with gates in locations per submitted site plan.
- Rear yard fence to be installed between the two (2) units per submitted site plan.
- Fence to be vertical, six inch wide (6" W), board-on-board, wooden fence with tringers to be located inside with finish facing the neighboring properties.
- Fence to be solid-color stained or painted with color chip to be submitted for final review and approval.

Spot Tuck Point--(partial)

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place. Use hand tools to remove any/all loose mortar to a depth of 3/4", moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (Refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings")
- Replace any/all damaged and missing brick with brick which matches the original in size, shape, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (Refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings")

MOTION: Rowan/Henry (4-0-0) APPROVED

**8. 17-7-29a & b**

**5055 Dierker Road**

**Columbus Register Individual Listing**

**John Chess (Applicant/Owner)**

*Following the Historic Preservation Officer staff report, the presentation by the applicant, and the ensuing discussion with the commissioners present, the Application was separated into Items 'a' and 'b' for clarity of action, a motion was made for Item 17-7-29a, and results recorded as indicated.*

**17-7-29a**

Approve Application #17-7-29a, 5055 Dierker Road, Columbus Register Individual Listing, as submitted.

Install Patio Fence

- Install post and rail fence; style per submitted photo.

MOTION: Rowan/Morgan (4-0-0) APPROVED

**17-7-29b**

**Conceptual Review**

New Signage

- Ohio Seal & Flag
- Ram Restaurant & Brewery

*Application number 17-7-29b was submitted for review of the new signage being considered and the possible locations for its placement. The Applicant/Owner will return at a future meeting when the signage plan is completed for final commission review and approval.*

NO FORMAL ACTION TAKEN

9. 17-7-30

**1080 Bryden Road**

**Bryden Road Historic District**

**Gallas-Zadeh Development, LLC (Applicant)**

**Tersus Terra Energy, LLC/Attn.: Dave Perry Company, Inc. (Owner)**

*An Application with detailed work description, current photos, site plan, elevations, and construction drawings has been submitted. The new infill project was reviewed conceptually at the April 20, 2017 regular commission meeting and received 'Conditional Approval' and the necessary Council Variances received a positive recommendation.*

*In attendance are Laurie Gunzelman and Meagan Dickson, project architects, Gunzelman architecture + interiors, Greg Gallas, Gallas-Zadeh Development, LLC, owners and project developers. After H. P. O. presentation of the Staff Report, the presentation of the construction plans and drawings, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #17-7-30, 1080 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications as indicated.

Construct Thirteen (13), New, Townhouse Units with Attached Garages per Submitted Plans & Finish Materials List

- ¾ Lite fiberglass entry doors throughout
- Jeld Wen W-2500 windows throughout
- Parex Stucco (i.e. fine sand stucco)
- Certanteed Landmark dimensional roof shingles
- 'Craftsman' style iron railings throughout
- Limestone veneer
- Fypon PVC Columns—Reduce the interior column dimensions on the interior pedestrian courtyard elevations of units #3 and #8.
- Shake siding treatment where noted on elevations to be taken to grade.
- Signage and landscape plan to be submitted to the Historic Preservation Office for placement on a future regular Historic Resources Commission meeting agenda for final review and approval.

MOTION: Henry/Rowan (4-0-0) APPROVED

10. 17-7-31

**755 E. Boone Street**

**Hamilton Park Historic District**

**Kyle Wade (Applicant)**

**Joel Simmons (Owner)**

*A new Application with detailed work description, current photos, site plan and details, has been submitted. The proposed addition was reviewed conceptually at the June 15, 2017 regular commission meeting.*

*After the Staff Report by the Historic Preservation Officer and the presentation by the Applicant, Kyle Wade, the commissioners present reviewed the materials submitted, discussed the proposal, and the following represents a synopsis of their comments:*

Commissioner Henry—The new addition design features are “vastly improved” from the previous concept presented. The shutters seem unnecessary and out of place.

Commissioner Morgan—The white vinyl selected for the new windows is a concern.

Commissioner Rowan—The white vinyl new window treatment detracts from the success of the other design elements.

*Following the discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #17-7-31, 755 E. Boone Street, Hamilton Park Historic District, as submitted and with all clarifications indicated.

New Addition

- Construct a 3 story 1150 sq. ft. wood framed addition to the existing east side of the current residence.
- Addition to include a 2-car garage, 2<sup>nd</sup> floor wood deck, and occupied roof on the 3<sup>rd</sup> floor. See plans for details.
- Two-story garage features a flush panel door overlaid with 1” x \_\_\_ wood to appear as two (2) individual doors.



- Balcony to feature a black metal rail system.
  - Materials to consist of fiber cement siding, fiber cement trim, wood decking, and aluminum gutters.
  - The new window color match the proposed French door color instead of the white vinyl windows presented.
  - The new window proportions are to match the proportions of the existing windows in the residence.
  - C. of A. to be held on file pending submittal, review, and stamped approval by the Historic Preservation Officer.
- MOTION: Morgan/Henry (4-0-0) APPROVED

## **STAFF APPROVALS**

### **• 17-7-1**

**935 E. Broad Street**

**18<sup>th</sup> & East Broad Street Historic District**

**Ritchey Construction, Inc./ Att.: G. Frederick Ritchey/ (A) Women's Care Center (O)**

*The Historic Preservation Officer met the Applicant on site and completed a window inspection and took photos for the property file*

Approve Application #17-7-1, 935 E. Broad Street, 18<sup>th</sup> & East Broad Street Historic District, as submitted, with all clarifications as noted.

#### **Replace Deteriorated Windows**

- Remove five (5), deteriorated wood windows on the turret and dispose of all debris per City Code.
- Install new double-hung, Windsor 'Pinnacle, wood prime window units per submitted specifications.
- The new, all-wood, interior/exterior, double-hung windows to be of matching dimension and profile and sized exactly to fit the original openings.

#### **Exterior Painting**

- Finish paint all casings and sills in accordance with industry standards. Color to match existing; like-for-like.

### **• 17-7-2**

**236 E. Lane Avenue**

**Indianola Forest Historic District**

**Brad DeHays (Applicant)**

**J Frank, Ltd. (Owner)**

Approve Application #17-7-2, 236 E. Lane Avenue, Indianola Forest Historic District, as submitted, with all clarifications as noted.

#### **Exterior Painting**

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the house, as necessary. All replacement wood to be of exact same dimension and profile as the original wood siding and trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Paint colors for finish coat are per submitted Sherwin Williams Paints schedule: Main Body = "Pepercorn" (SW7674), Primary Trim = "Pure White" (SW7005).

#### **Remove and Install New Asphalt Shingle Roof**

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate <input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

• **17-7-3**

**1330 Bryden Road**

**Northwood Park Historic District**

**Gerhard Gnosa (Applicant/Owner)**

Approve Application #17-7-3, 1330 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications as noted.

Exterior Painting—Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.
- Replace any/all sash which are deteriorated beyond reasonable repair with new wooden sash of exact same profile and dimension; like-for-like.
- Prepare all exterior wooden trim surfaces for painting using the appropriate hand tools.
- Repair/replace all missing, damaged, and deteriorated wood as necessary according to industry standards.  
Any/all replacement wood to be of same profile and dimension as the original; like-for-like.
- Prime all bare and new wood with the appropriate exterior primer according to manufacturer’s specifications.
- Glaze and caulk as necessary.
- Finish paint color to match existing; like-for-like.

Repair Stone Parapet

- Remove any/all damaged material on the parapet wall on left/west elevation and replace with like-for-like materials. Any/all replacement stone necessary is required to match the existing original stone type, size, color, and shape exactly (i. e. like-for-like).
- Mortar to match existing mortar in color, texture, hardness, and joint profile. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (Refer to Preservation Brief 2- “Repointing Mortar in Historic Brick Buildings”.)
- The height, thickness, and length of the parapet wall is to remain the same as the original following the completion of all repairs.

- **17-7-4**

**55 E. Oakland Avenue**

**Nick Lamatrice (Applicant)**

**Northwood Park Historic District**

**55 E Oakland LLC(Owner)**

Approve Application #17-7-4, 55 E. Oakland Avenue, Northwood Park Historic District, as submitted, with all clarifications as noted.

Install One (1) Sign

- Install one (1), eighteen inch wide by twelve inch high (18" W x 12"H), sign on one quarter inch (1/4") PVC panel per submitted drawing.
- **Sign to be installed to the right of the main first floor entry.**
- This approval is in accordance with the signage standards established by unanimous approval of the Historic Resources Commission on August 20, 2015.

- **17-7-5**

**187 E. Northwood Avenue**

**Nick Lamatrice (Applicant)**

**Northwood Park Historic District**

**187 E. Northwood LLC(Owner)**

Approve Application #17-7-5, 187 E. Northwood Avenue, Northwood Park Historic District, as submitted, with all clarifications as noted.

Install One (1) Sign

- Install one (1), eighteen inch wide by twelve inch high (18" W x 12"H), sign on one quarter inch (1/4") PVC panel per submitted drawing.
- **Sign to be installed to the left of the main first floor entry.**
- This approval is in accordance with the signage standards established by unanimous approval of the Historic Resources Commission on August 20, 2015.

- **17-7-6**

**66 E. Northwood Avenue**

**Nick Lamatrice (Applicant)**

**Northwood Park Historic District**

**66 E. Northwood LLC(Owner)**

Approve Application #17-7-6, 66 E. Northwood Avenue, Northwood Park Historic District, as submitted, with all clarifications as noted.

Install One (1) Sign

- Install one (1), eighteen inch wide by twelve inch high (18" W x 12"H), sign on one quarter inch (1/4") PVC panel per submitted drawing.
- **Sign to be installed to the right of the main first floor entry.**
- This approval is in accordance with the signage standards established by unanimous approval of the Historic Resources Commission on August 20, 2015.

- **17-7-7**

**170 E. Oakwood Avenue**

**Nick Lamatrice (Applicant)**

**Northwood Park Historic District**

**170 E. Oakwood LLC(Owner)**

Approve Application #17-7-7, 170 E. Oakwood Avenue, Northwood Park Historic District, as submitted, with all clarifications as noted.

Install One (1) Sign

- Install one (1), eighteen inch wide by twelve inch high (18" W x 12"H), sign on one quarter inch (1/4") PVC panel per submitted drawing.
- **Sign to be installed to the left of the main first floor entry.**
- This approval is in accordance with the signage standards established by unanimous approval of the Historic Resources Commission on August 20, 2015.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the house, as necessary. All replacement wood to be of exact same dimension and profile as the original wood siding and trim; like-for-like, according to industry standards.

- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Paint colors for finish coat are per submitted Sherwin Williams Paints schedule:  
Main Body = "Extra White" Satin finish; Primary Trim = "Gauntlet Grey" (SW7019);  
Secondary Accent = "Fireweed" (#6328).

• **17-7-8**

**83-93 Lester Drive**

**East Town Street Historic District**

**Feazel Roofing/Attn.: Megan heckler (Applicant)**

**Patrician Partners LP (Owner)**

*A complete application with detailed photos of the existing slate roof has been submitted by a licensed slate roofing contractor who has consulted with the Historic Preservation Officer.*

Approve Application #17-7-8, 83-93 Lester Drive, East Town Street Historic District, as submitted, with all clarifications as noted.

Remove Deteriorated Slate and Install New Asphalt Shingle Roof

- Remove the existing, deteriorated, Pennsylvania Black slate shingle roof which is beyond repair down to the sheathing and dispose of all debris per City Code.
- Remove all asphalt shingles from any/all roof portions down to the sheathing. Dispose of all debris according to Columbus City Code and dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:  

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
GAF	Royal Sovereign (standard 3-tab)	Nickel Gray
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray" at Owner's option.
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray" at Owner's option.
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

• **17-7-9**

**34 W. Broad Street/aka Palace Theater**

**Columbus Register Listing**

**Schooley Caldwell Associates/Attn.: Tim Velazco (Applicant)**

**Columbus Association for the Performing Arts (Owner)/Attn.: Todd Bemis**

*A complete application with detailed photos and work specifications has been submitted in conjunction with consultation with the Historic Preservation Officer.*

Approve Application #17-7-9, 34 W. Broad Street/aka Palace Theater, Columbus Register Listing, as submitted, with all clarifications as noted.

Mechanical and Roof Work

- Complete the necessary work per submitted specifications and drawings to transition the steam to hot water heating system.
- Boilers to be installed on the top floor with new hydronic piping distribution lines throughout the building per submitted plans.
- Remove and replace existing EPDM roofing with new EPDM roofing assembly per submitted work specifications.
- Add roof access hatch per submitted specifications and drawing.

- Install fresh-air intake louver in non-original window opening per submitted specifications and drawing. Louver color to match adjacent window color and be installed on the same plane as the existing windows.

[NOTE: New application is required for any/all additional work projected for 2018.]

- **17-7-10**

**734 S. Champion Avenue**

**Todd Jordan (Applicant)**

**Old Oaks Historic District**

**Upward Home Solutions (Owner)**

*A complete application with detailed photos and work specifications has been submitted in conjunction with consultation with the Historic Preservation Officer.*

Approve Application #17-7-10, 734 S. Champion Avenue, Old Oaks Historic District, as submitted, with all clarifications as noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the house, as necessary. All replacement wood to be of exact same dimension and profile as the original wood siding and trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Paint colors for finish coat are per submitted Behr Paints schedule:  
Main Body = "Iron Mountain" (#N520-5); Primary Trim = "Ultra Pure White"

Install New Wooden Doors

- Remove three (3), non-contributing, non-original exterior entry door and dispose of any/all debris per City Code.
- Install three (3), new, four-panel, Pella wood doors of the correct size in the existing jambs per submitted cut sheet in the same locations.
- Door stain or finish paint color to be submitted to the H. P. Officer for final review and approval prior to applying any finishes.

- **17-7-11**

**705 Kimball Place**

**Matt Berglund (Applicant)**

**Old Oaks Historic District**

**Ivy Smith (Owner)**

Approve Application #17-7-11, 705 Kimball Place, Old Oaks Historic District, as submitted, with all clarifications as noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the house, as necessary. All replacement wood to be of exact same dimension and profile as the original wood siding and trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Paint colors for finish coat are per submitted Sherman Williams schedule: Main Body = "Windstorm" (#HGSW1486); Primary Trim = "White".

- **17-7-12**

**157 E. Oakland Avenue**

**Dr. Anelya Rugaleva (Applicant/Owner)**

**Northwood Park Historic District**

Approve Application #17-7-12, 157 E. Oakland Avenue, Northwood Park Historic District, as submitted, with all clarifications as noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.

- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:  
Certain Teed

Style:  
(standard 3-tab)

Color:  
Nickel Gray

GAF

Royal Sovereign (standard 3-tab)

Nickel Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

#### Repair Box Gutters

- Examine all box gutters on all roofs where existing (main, porch, bay windows, etc.) and make any repairs and/or replace existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal down spouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

#### Repair Eaves, Soffits & Fascia

- Repair and or replace all damaged, deteriorated, and missing wood eave soffits and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

#### Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the house, as necessary.
- All replacement wood to be of exact same dimension and profile as the original wood siding and trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Paint colors to match existing; like-for-like; or Applicant/Owner to submit a new paint schedule to the Historic Preservation Officer for final review and approval prior to applying any finish coat(s).

#### • 17-7-13a

**738 S. Champion Avenue**

**Old Oaks Historic District**

**New Life Development Group, LLC (Applicant/Owner)**

Approve Application #17-7-13a, 738 S. Champion Avenue, Old Oaks Historic District, as submitted, with all clarifications as noted.

#### Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.

- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

GAF

Style:

Slateline (dimensional)

Color:

Weathered Slate

- **Due to the age and style of this residential building, all ridges to be capped with cut shingle tabs.**
- **Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.**

•

• **17-7-14**

**693 Wilson Avenue**

**Old Oaks Historic District**

**D1 Holdings, LLC/Attn.: Dustin Firth (Applicant/Owner)**

Approve Application #17-7-14, 693 Wilson Avenue, Old Oaks Historic District, as submitted, with all clarifications as noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood and aluminum siding and trim elements on the house, as necessary.
- All replacement wood and aluminum to be of exact same dimension and profile as the original wood and non-original aluminum siding and trim; like-for-like, according to industry standards.
- Prepare all exterior, surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and existing bare wood and aluminum surfaces with the appropriate exterior primer according to manufacturer's specifications.
- **Paint colors to match existing; like-for-like; or Applicant/Owner to submit a new paint schedule to the Historic Preservation Officer for final review and approval prior to applying any finish coat(s).**

Repair Fence

- Repair the existing wooden privacy fence as necessary. All new wood to match existing in style and dimensions; like-for-like.

Repair Front Porch

- Remove the non-original four-by-four inch (4" x 4") wooden posts.
- **Install new front porch columns of appropriated style and dimensions following the review and approval of the cutsheet to the Historic Preservation Officer.**
- **New columns are not to be installed prior to the H. P. O. written approval.**

• **17-7-15**

**696 Linwood Avenue**

**Old Oaks Historic District**

**Able Roof (Applicant)**

**Tracey Shriner (Owner)**

*A complete application with detailed photos of the existing slate roof has been submitted by a licensed slate roofing contractor who has consulted with the Historic Preservation Officer.*

Approve Application #17-7-15, 696 Linwood Avenue, Old Oaks Historic District, as submitted, with all clarifications as noted.

Install New Asphalt Shingle Roof

- Remove the existing, deteriorated, asphalt shingle roof down to the sheathing and dispose of all debris per City Code.
- Remove all asphalt shingles from any/all roof portions down to the sheathing. Dispose of all debris according to Columbus City Code and dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.

- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
CertainTeed	Carriage House (dimensional)	Stonegate Gray
GAF	Slateline (dimensional)	English GraySlate Weathered Slate
Certain Teed	(standard 3-tab)	Nickel Gray
GAF	Royal Sovereign (standard 3-tab)	Nickel Gray
Owens Corning	(standard 3-tab)	Estate Gray
Tamko	(standard 3-tab)	Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray” at Owner’s option.
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray” at Owner’s option.
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

#### Re-roof Porches

##### Install Rubber Roofs--Porches

- Remove the existing, deteriorated, roofing on the front and rear porches down to the sheathing and dispose of all debris per City Code.
- Install new, EPDM roofing per manufacturer’s specifications and in accordance with all applicable City Building Codes.

##### Repair Masonry Chimneys

- Remove all defective material. Replace any/all damaged and missing brick with brick which matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (Refer to Preservation Brief 2- “Repointing Mortar in Historic Brick Buildings”)

#### • 17-7-16

##### **684 Kimball Place**

##### **Sean Storey (Applicant)**

Approve Application #17-7-16, 684 Kimball Place, Old Oaks Historic District, as submitted, with all clarifications as noted.

##### Install New Asphalt Shingle Roof

- Remove the existing, deteriorated, asphalt shingle roof down to the sheathing and dispose of all debris per City Code.
- Remove all asphalt shingles from any/all roof portions down to the sheathing. Dispose of all debris according to Columbus City Code and dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.

##### **Old Oaks Historic District**

##### **Cheryl Peters (Owner)**



- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Tamko

Style:

(standard 3-tab)

Color:

Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray” at Owner’s option.
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray” at Owner’s option.
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

Repair Eaves/Soffits

- Repair and/or replace all damaged, deteriorated, and missing wood trim and eave elements as necessary.
- All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.
- Prepare all wooden surfaces on the house for repainting using the appropriate hand tools. Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer’s specifications. All finish colors to remain the same as currently existing.

- **17-7-17**

**1170 Bryden Road**

**Bryden Road Historic District**

**Ohio 1 Developers/Att.: Sayam Ibrahim (Applicant/Owner)**

*A complete application with current photos and detailed work description has been submitted. The Applicant/Owner has met with the Historic Preservation Officer. The residential, four-unit apartment building was constructed in 1971 and is a non-contributing building.*

Approve Application #17-7-17, 1170 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications as noted.

Repair/Replace Windows

- Repair and/or replace all damaged, deteriorated, and missing vinyl window units with new vinyl window units of the exact same style and dimension; like-for-like.

[Note: The vinyl windows are original to the property and are appropriate for the age and style of the 1170 Bryden Road property only. This approval is in accordance with the preservation guidelines and standards.]

- **17-7-18**

**246 E. Northwood Avenue**

**Northwood Park Historic District**

**One Red Slate Roofing Co., LLC (Applicant)**

**Lisa Behm (Owner)**

Approve Application #17-7-18, 246 E. Northwood Avenue, Northwood Park Historic District, as submitted, with all clarifications as noted.

Repair Slate Roof

- Replace any/all damaged slate with new or used slate of same dimension and color; likefor-like.
- Repair/replace and paint all chimney back flashing, “Tinner’s Red”.

Repair Box Gutters

- Repair two leaks on inside of main box gutters on the front and east elevations per industry standards and all applicable City Building Codes.

- **17-7-19**

**167 Rustic Place**

**Old Beechwood Historic District**

**James E. & Barbra E. Melle (Applicants/Owners)**

Approve Application #17-7-19, 167 Rustic Place, Old Beechwood Historic District, as submitted, with all clarifications as noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing stucco and wood trim elements on the house, as necessary. All replacement wood to be of exact same dimension and profile as the original wood siding and trim; like-for-like, according to industry standards.
- Prepare all exterior, stucco and wooden surfaces on the house for repainting using the appropriate hand tools per industry standards and applicable City Codes.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Paint colors for finish coats are per submitted approved current photo sample: Main Body = "Medium Gray"; Primary Trim = "Dark Gray".

- **17-7-20**

**82 E. Northwood Avenue**

**Northwood Park Historic District**

**Feazel Roofing/Attn: Ashley Walters (Applicant)**

**John King & Tamara Jaeger (Owners)**

Approve Application #17-7-20, 82 E. Northwood Avenue, Northwood Park Historic District, as submitted, with all clarifications as noted.

Re-roof Flat Roof

- Remove five square (5 sq.) of existing rubber membrane flat roof and dispose of any/all debris per City Code.
- Install one inch (1") of polyisocyanurate roof insulation.
- Install new, forty-five milliliter (45 mil.), rubber membrane per industry standards and all applicable City Building Codes.

- **17-7-21**

**4820 Olentangy Boulevard**

**Old Beechwold Historic District**

**Able Roof/Attn.: Meagan Smith (Applicant)**

**Newt Jones (Owner)**

Approve Application #17-7-21, 4820 Olentangy Boulevard, Old Beechwold Historic District, as submitted, with all clarifications as noted.

Install New Asphalt Shingle Roof

- Remove the existing, deteriorated, asphalt shingle roof down to the sheathing and dispose of all debris per City Code.
- Remove all asphalt shingles from any/all roof portions down to the sheathing. Dispose of all debris according to Columbus City Code and dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

GAF

Slateline (dimensional)

Weathered Wood

- Ridges are to be capped with cut shingle tabs which are appropriate for the style and age of this residence.
- Upon completion, all metal valleys and flashing are to be 'painted out' with paint color to match the shingle color as closely as possible.
- Any/all drip-edge flashing to be 'almond' color.
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

- **17-7-22**

**520 E. Rich Street**

**East Town Street Historic District**

**520 East Rich Street, Inc./Attn.: Carrell E. Fawley, Jr., President (Applicant/Owner)**

Approve Application #17-7-22, 520 E. Rich Street, East Town Street Historic District, as submitted, with all clarifications as noted.

Replace Metal Hand Rails

- Remove all deteriorated and damaged metal hand rails from the service and public steps and dispose of any/all debris per City Code.
- Install new metal hand rails per submitted drawings in the same locations; like-for-like.
- New metal hand rails finish color to be “black”.

- **17-7-23**

**654 Wilson Avenue**

**Old Oaks Historic District**

**B & T Roofing (Applicant)**

**(James Jasperse Owner)**

*Applicant has consulted with the Historic Preservation Officer.*

Approve Application #17-7-23, 654 Wilson Avenue, Old Oaks Historic District, as submitted, with all clarifications as noted.

Install New Asphalt Shingle Roof--Garage

- Remove the existing, deteriorated, slate roof which is beyond its useful life as confirmed by the Historic Preservation Officer.
- Remove all slate down to the sheathing. Dispose of all debris according to Columbus City Code and dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

Certain Teed

(standard 3-tab)

Nickel Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray” at Owner’s option.
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray” at Owner’s option.
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

Paint Garage

- Repair and/or replace all damaged, deteriorated, and missing wood siding and trim elements on the garage, as necessary. All replacement wood to be of exact same dimension and profile as the original wood siding and trim; like-for-like, according to industry standards.
- Prepare all exterior wooden surfaces on the garage for repainting using the appropriate hand tools per industry standards and applicable City Codes.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications.
- Finish paint color to match existing; like-for-like.

- **17-7-32**

**174 Royal Forest Boulevard**

**J. F. Baker's Sons, Inc. (Applicant)**

**Old Beechwold Historic District**

**Claudette Bohl (Owner)**

Approve Application #17-7-32, 174 Royal Forest Boulevard, Old Beechwold Historic District, as submitted, with all clarifications as noted.

Install New Asphalt Shingle Roof

- Remove the existing, deteriorated, asphalt shingle roof down to the sheathing and dispose of all debris per City Code.
- Remove all asphalt shingles from any/all roof portions down to the sheathing. Dispose of all debris according to Columbus City Code and dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner as indicated. [Note: The shingle is appropriate for the age and style of the 174 Royal Forest Boulevard property.]

Manufacturer:

Certaainteed

Style:

Landmark

Color:

Heatherblend

- Ridges are to be capped with cut shingle tabs which are appropriate for the style and age of this residence.
- Upon completion, all metal valleys and flashing are to be 'painted out' with paint color to match the shingle color as closely as possible.
- Any/all drip-edge flashing to be 'almond' color.
- Any/all necessary venting is to be performed on the roof ridge, underneath the ridge capping system via CobraVent, VentSure, or comparable, in lieu of hat-vents

**VI. OLD BUSINESS**

- **17-4-15b**

**Wilson Avenue Boulevard Island Installation**

**Old Oaks Historic District**

**Old Oaks Horticulture Club/Attn.: Michael Herman (Applicant)**

**City of Columbus/Dept. of Recreation and Parks/Attn.: Tina Mohn (Owner)**

*Following consultation with the City Department of Recreation and Parks and the presentation by the Historic Preservation Officer, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #17-4-15b, Wilson Avenue Boulevard Island, Old Oaks Historic District, for the revised site plan as presented.

Construct an Ironwood Hexagonal, Dual Pitch Shelter

- The new shelter is to be located per the revised site plan submitted July 24, 2017.

MOTION: Rowan/Morgan (4-0-0) APPROVED

- **16-9-21b**

**445 N. High Street**

**Short North Alliance (Applicant)**

**North Market Historic District**

**The Pizzuti Companies (Owner)**

Revision to wall graphic requested.

*Following consultation with the Applicant and the property owner and the presentation by the Historic Preservation Officer, a motion was made, vote taken, and results recorded as indicated.*

Approve Application #16-9-21b, 445 N. High Street North Market Historic District, for the previously approved wall graphic revision as presented.

Install New Temporary Wall Graphic

- The new temporary mural is to measure thirty feet high by ten feet six inches wide (30' H x 10' 6" W) per the submitted Photoshop rendering dated 7/26/17.
- **All future temporary mural graphics require a new application to be submitted to the Historic Preservation Office staff for final review and approval in consultation with the Historic Resources Commission.**

MOTION: Morgan/Henry (4-0-0) APPROVED

- **17-6-20**  
**626 S. Champion Avenue**  
**Bryan & Jennifer Fox (Applicants/Owners)**  
*H. P. O. project status update.*  
Replace Non-Original Windows

**Old Oaks Historic District**

**NO ACTION TAKEN**

**VII. NEW BUSINESS**

**VIII. ADJOURN**

**MOTION: MORGAN/ROWAN (4-0-0) ADJOURNED (8:14P.M.)**

Historic Resources Commission Minutes

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